



## Bridge House

Dickens Heath, Solihull

- A Beautifully Presented Third Floor Apartment
- Two Good Size Bedrooms
- Open Plan Lounge/Kitchen/Diner & Study Area
- Lift Access & One Allocated Parking Space

**Offers Over £220,000**

Current EPC Rating - B  
Current Council Tax Band - D





## Property Description

A beautifully presented third floor apartment set in the popular Waterside development benefitting from a spacious open plan lounge/diner with separate study area, modern fitted kitchen with integrated appliances, two double bedrooms, en-suite shower room, guest bathroom and one secure underground parking space

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.



## Rooms & Measurements

Spacious Lounge/Diner 7.1m x 5.7m (23'3" x 18'8")

Study Area 3.3m x 2.1m (10'9" x 6'10")

Modern Fitted Kitchen 3.7m x 2m (12'1" x 6'6")

Bedroom One 6.2m x 3.7m (20'4" x 12'1")

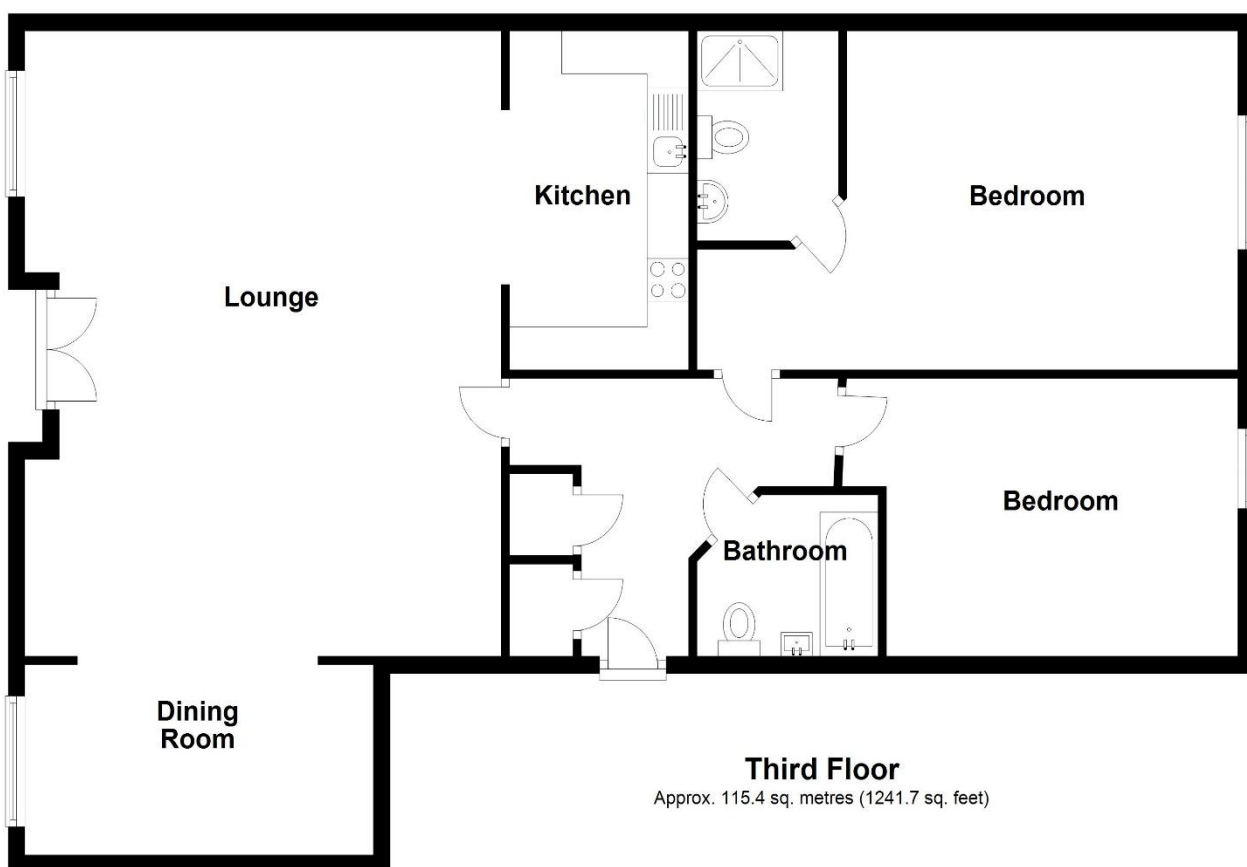
En-Suite Shower Room

Bedroom Two 4.9m x 2.6m (16'0" x 8'6")

Guest Bathroom 2.1m x 1.6m (6'10" x 5'2")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease, a service charge of approx. £3,538.98 per annum and a ground rent of approx. £202.00 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Council tax band D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.